



FOR LEASE OR SALE

Final two units remaining at Crystallina Landing – 1,590.8 and 4,133 SF

CRYSTALLINA

6604 178 Avenue NW,
Edmonton, AB T5Z 0E2

ROMI SARNA
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Fast Two Units Remaining at Crystallina Landing – 1,590SF & 4,133 SF

LAST TWO UNITS REMAINING! Position your business for success at Crystallina Landing, with the final two commercial units available for lease or sale with immediate possession. Located in an active commercial destination alongside established businesses such as Anytime Fitness, Starbucks, Shoppers Drug Mart, Shell Select and more, the development provides an attractive opportunity for retail, office and service-oriented businesses. The remaining spaces are located in Building B, with Unit 107 offering 1,590.8 sq. ft. on the main floor and Unit 203 offering 4,133 sq. ft. on the second floor. The property features CB1 – Commercial Business District zoning, accommodating a variety of commercial uses. Main-floor lease rates start at \$38.00 PSF, while the second-floor unit starts at \$26.00 PSF. Sale rates are \$499.00 PSF for the main floor and \$399.00 PSF for the second floor. With only two units remaining, Crystallina Landing offers businesses an opportunity to secure space within a growing commercial location.

PROPERTY DETAILS

PROPERTY & TRANSACTION INFORMATION

Transaction Type	For Lease or Sale
Address	6604 178 Avenue NW, Edmonton, AB T5Z 0E2
Available Units	1,590.8 SF & 4,133 SF
Building	Building B
Base Lease Rate	Main: \$38.00 PSF / Second: \$26.00 PSF
Sale Rate	Main: \$499.00 PSF / Second: \$399.00 PSF



Possession	Immediate
Zoning	CB1 – Commercial Business District
Operating Costs	\$18.00 PSF (2026 Est.)
Condo Fee	\$6.00 PSF (2026 Est.)
Unit 107 – Main Floor	1,590.8 SF
Unit 203 – Second Floor	4,133 SF



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DEMOGRAPHICS

(within 3 km)

6,485

(Estimate)

Population

2,370

(Estimate)

Households

30

(Estimate)

Median Age

\$117,100

(Estimate)

Average Household
Income (per year)

ABOUT CRYSTALLINA NERA

Crystallina Nera East and West are growing residential communities in north Edmonton, characterized by a young population and a strong concentration of families. Together, the two communities were home to approximately 6,485 residents and 2,370 households in the 2021 Census, with a median age of approximately 30 years.

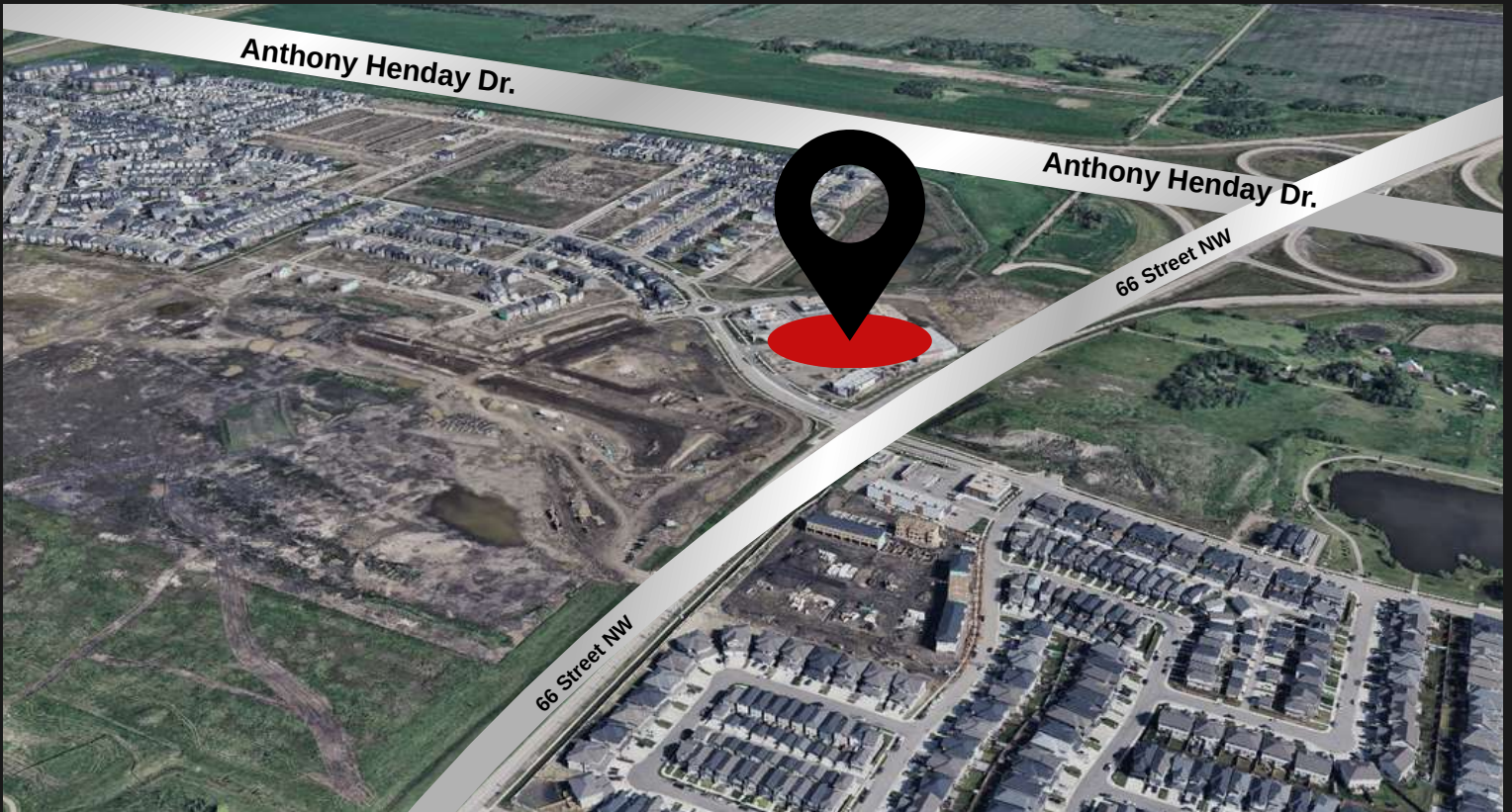
The communities feature a mix of low- and medium-density residential development alongside planned commercial, park and community spaces. Crystallina Nera East grew substantially between 2016 and 2021, while Crystallina Nera West also experienced significant residential growth. Their young demographic profile, growing housing base and relatively strong household incomes support an expanding customer base for businesses serving the surrounding north Edmonton area.



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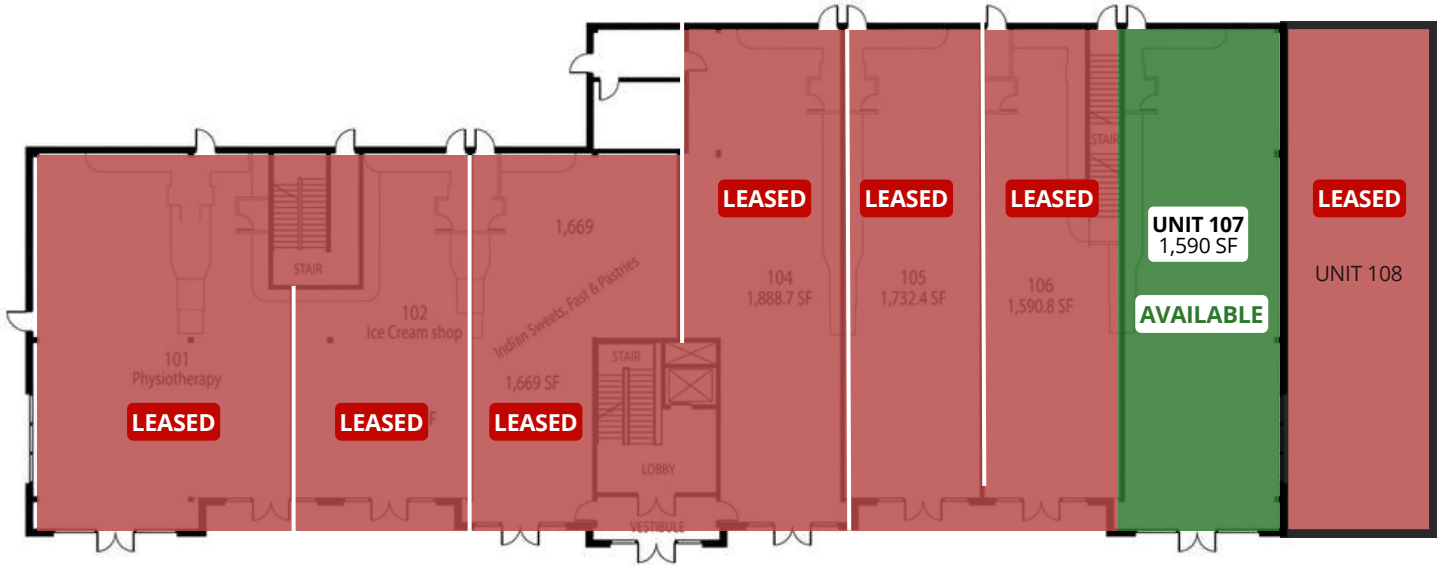


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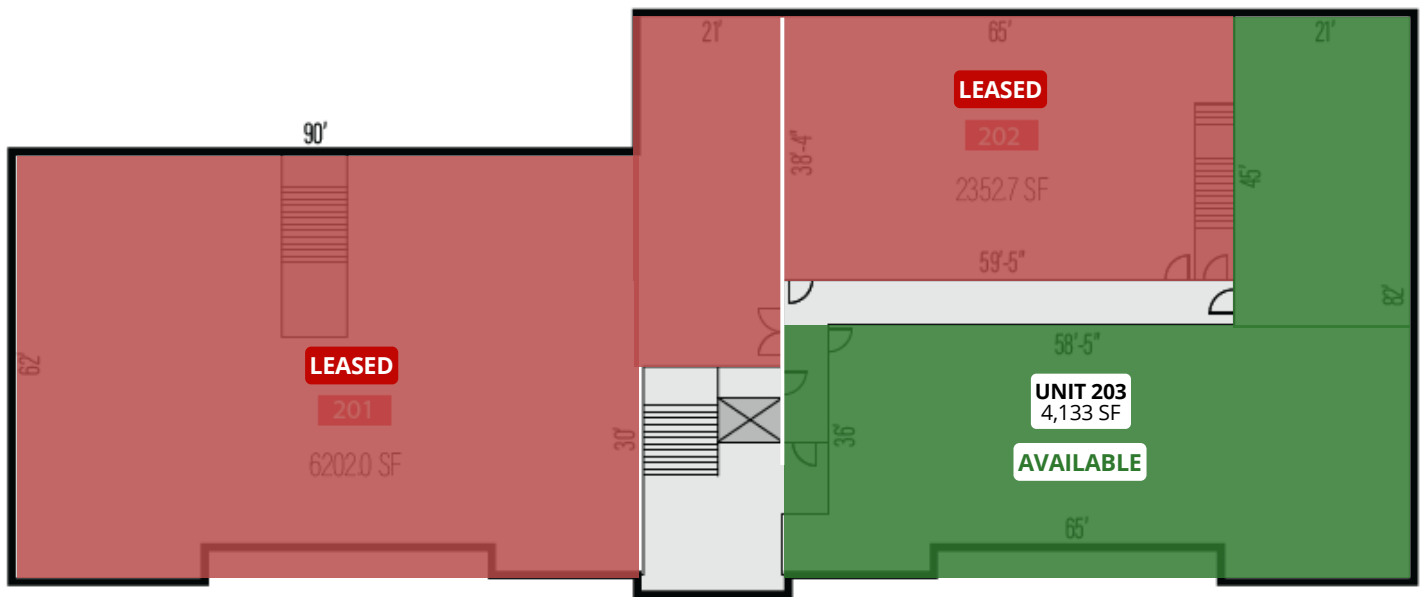
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BUILDING B
Unit 107: 1,590 sq. ft.

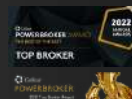


BUILDING B
Unit 203: 4,133 sq. ft.



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